

DELEGATED OFFICER REPORT

Application Ref: X/26/101407

Site Address: 48, 50 & 52 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FE

Case Officer: Charlie Vallis

Description: Variation of Condition 1 (Approved Drawings) of planning permission H/25/100267 (Proposed vehicular access from Grange Road for Existing Dwellings 48, 50 and 52 Grange Road together with gates and piers) to rotate proposed pedestrian gates 90 degrees to pier location.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
- F/15/77343 (50 Grange Road) – Two storey side extension with first floor side window and single storey side and rear extensions to include garage and ancillary salon (Approved – Nov 2015) - F/06/58583 (52 Grange Road) – Two storey side extension and single storey rear extensions following demolition of existing garage & conservatory (Approved – Jan 2007) - H/25/99756 – Proposed vehicular access from Grange Road for existing dwellings 48, 50 and 52 Grange Road together with gates and piers (Refused, Sep 2025) - H/25/100267 – Proposed vehicular access from Grange Road for Existing Dwellings 48, 50 and 52 Grange Road together with gates and piers (Approved, Feb 2026)		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of support was received from the resident at no.48 Grange Road: We fully support this application and welcome the positive improvements set out. The change to the pedestrian gate alignment poses no issue from a safety or visual perspective.		
Parish Council:	No Objection		
HCC Highways:	In regard to application X/26/101407, having reviewed the information contained within the application pack, there would be No Objection to the minor amendment as outlined above. The turning of the pedestrian gates from an offset of 45 to 90 degrees does not affect the required width of the driveway for vehicle access, and so is acceptable from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 29.5.26		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Parking Standards; Trees and Development; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals (BHH 1).

Assessment:

Site and surroundings:

The application site is located on the eastern side of Grange Road containing 3no. dwellings which previously shared a single access from Grange Road with 3no. other properties.

Based on observations during a site visit, the dropped kerbs approved under H/25/100267 have been put in place but not yet brought into use. Brick piers have been installed at No.50, but not yet at No.52. Gates are yet to have been installed at either property.

Proposal and principle:

The application seeks to amend the approved drawings for existing planning permission ref. H/25/100267 relating to 3no. new accesses from Grange Road with associated brick piers, driveway/pedestrian gates and planting. The principle of the development has been established under the previous planning permission.

The amendments relate to No.50 and No.52 Grange Road, proposing to alter the position of the brick pier required for the pedestrian gate. Amended plans show the pier and gate at a right angle to the vehicular gate. This would allow a pedestrian gate to be more easily hung within this gap.

Design, layout and highway safety:

The design and layout of the brick piers and gates are considered suited to the locality in terms of the form, scale and appearance; with the altered positioning of the pillars not significantly increasing their prominence nor detracting from their appearance from the street.

The balance of this row of properties is not disrupted by the proposed changes, as the semi-detached pair (no.50 and no.52) would continue to have the same arrangement of gates and pillars. Although the pillars at no.48 are remaining in the arrangement as initially permitted, this property stands alone as a detached property and differs in design.

The position of the pedestrian gates would not result in elevated risk to highway or pedestrian safety.

Other matters:

The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

There will be no adverse impact upon trees or other natural features worthy of retention.

There are no likely significant impacts on the SPA.

As this is a Section 73 application it would effectively be granting a further permission. Conditions from the previously approved application will therefore be reimposed where applicable and amended where necessary.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2030; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon

neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...